

44-2-98

43-44

## WARRANTY DEED

Joint Tenancy

TRANSFER  
TAX  
PAID

022918

KNOW ALL MEN BY THESE PRESENTS, that I, PAUL J. MITCHELL of Waterville, County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by J. ANDREW McMAHAN and IRENE S. McMAHAN whose mailing address is

the receipt whereof I do hereby acknowledge, do hereby give, grant bargain, sell and convey unto the said J. ANDREW McMAHAN AND IRENE S. McMAHAN, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot #12 as designated on a Plan entitled "A Plan of Clearview Avenue", dated February 7, 1969 and recorded in the Kennebec County Registry of Deeds, Plan Book 40, Page 39. Subject to and conveyed with said Lot #12 are protective covenants, which shall run with the land, as described in a declaration of protective covenants recorded in the Kennebec County Registry of Deeds recorded in Book 3211 at Page 191.

Meaning and intending to convey a portion of the premises conveyed to the said Paul J. Mitchell by Warranty Deed of Brihant Corporation dated July 13, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3198, Page 229.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said J. ANDREW McMAHAN AND IRENE S McMAHAN, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said J. ANDREW McMAHAN AND IRENE S. McMAHAN, their heirs and assigns forever, against the lawful claims and demands of all persons.

4344

IN WITNESS WHEREOF, I, the said PAUL J. MITCHELL,  
 relinquishing and conveying all rights by descent and all other  
 rights in the above described premises, have hereunto set my hand  
 and seal this 29<sup>th</sup> day of SEPTEMBER, 1989.

Signed, Sealed and Delivered  
 in presence of

Jeannette B. Goddard

Paul J. Mitchell  
 PAUL J. MITCHELL

STATE OF MAINE  
 County of Kennebec

Sep. 29, 1989

Then personally appeared, before me, the above-named PAUL J. MITCHELL and acknowledged the foregoing instrument to be his free act and deed.

Jeannette B. Goddard  
 Notary Public/Attorney at Law

SEAL

Jeannette B. Goddard  
 Printed Name

RECEIVED KENNEBEC SS.

1989 OCT -3 AM 9:00

TEST: Jeannette B. Goddard  
 REGISTER OF DEEDS